

IN THE MATTER OF  
THE APPLICATION OF WHITE MARSH  
DINNER THEATRE, INC. /SHA  
FOR A ZONING RECLASSIFICATION  
FROM D.R. 5.5 TO B.M. ON  
PROPERTY LOCATED ON THE NORTHEAST  
SIDE BELAIR ROAD, CORNER NORTHEAST  
SIDE WHITE MARSH BOULEVARD  
(8204 BELAIR ROAD)  
14TH ELECTION DISTRICT  
6TH COUNCILMANIC DISTRICT

#### OPINION

This case comes before the Board on a Petition for Reclassification of a .61-acre vacant parcel from D.R. 5.5 to B.M. Petitioner was represented by Constance Fronden, Esquire, and Drake Zaharris. Peter Max Zimmerman, People's Counsel for Baltimore County, and Carole Demilio, Deputy People's Counsel, also participated in the proceedings. Testifying on behalf of the Petitioner were Jeffrey Long, from the Office of Planning & Zoning, and David Thaler, an expert civil engineer.

After hearing testimony and reviewing the evidence, the Board finds the following facts.

The .61-acre parcel is isolated between White Marsh Boulevard, State Highway Ramp A, and Belair Road. The subject parcel is adjacent to a 3.94-acre parcel currently zoned B.M., and owned by the Petitioner. The subject parcel is bordered by various commercial properties, including a Burger King restaurant, a Bob Evans restaurant, B.J.'s Warehouse, and Walmart. The .61-acre parcel was deeded over to the Petitioner by the State Highway Administration on December 8, 1993. White Marsh Boulevard, otherwise known as Route 43, opened in January 1993. The subject

Case No. R-94-144 White Marsh Dinner Theatre, Inc. /SHA 2

parcel is landlocked, and the only access would be through commercially-zoned properties.

During the 1992 Comprehensive Map Process, the Office of Planning & Zoning staff did not examine this property for zoning purposes because it was owned by the State Highway Administration at the time, and viewed as a right-of-way or surplus land along a highway. On January 31, 1994, the Baltimore County Planning Board recommended that the subject property be rezoned from D.R. 5.5 to B.M.

From the evidence and testimony, the Board concludes that the existing D.R. 5.5 zoning is in error. This conclusion of error in the existing zoning is based primarily on the fact that the Planning staff did not make this State Highway Administration property an issue in the 1992 Comprehensive Map Process, and the County Council, therefore, was not specifically presented with the above-referenced facts. In view of the fact that the construction of White Marsh Boulevard has been completed and the property is now privately owned, the Board finds that, had the County Council been given such information, the Council would have determined that the residential zoning was inappropriate. The subject parcel is completely surrounded by commercially-zoned properties, completely encircled by highways, and has no viable residential use. For these reasons, the Board finds that residential zoning of this property is inappropriate, and will grant the reclassification petition.

Case No. R-94-144 White Marsh Dinner Theatre, Inc. /SHA 3

#### ORDER

IT IS THEREFORE this 11th day of May, 1994 by the County Board of Appeals of Baltimore County  
ORDERED that the Petition for Reclassification from D.R. 5.5 to B.M. be and is hereby GRANTED.

Any petition for judicial review from this decision must be made in accordance with Rules 7-201 through 7-210 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS  
OF BALTIMORE COUNTY

William T. Hackett, Chairman

Robert O. Schuetz

Judson H. Lipowitz



County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49  
400 WASHINGTON AVENUE  
TOWSON, MARYLAND 21204  
(410) 887-3180

Constance M. Fronden, Esquire  
Suite 1200, 401 Washington Avenue  
Towson, MD 21204

RE: Case No. R 94 144  
White Marsh Dinner Theatre, Inc.  
/State Highway Administration

Dear Ms. Fronden:

Enclosed please find a copy of the final Order issued this date by the County Board of Appeals of Baltimore County in the subject matter.

Very truly yours,

Kathleen C. Weldenhammer  
Administrative Assistant

encl.

cc: Drake C. Zaharris, Esquire  
Kenneth C. Nohe  
White Marsh Dinner Theatre, Inc.  
D.S. Thaler & Assoc., Inc.  
Richard S. Greene /SHA  
Mr. James Earl Kraft  
People's Counsel for Baltimore County  
P. David Fields  
Jeffrey Long  
Lawrence E. Schmidt  
Timothy M. Kotroco  
W. Carl Richards, Jr. /ZADM  
Docket Clerk /ZADM  
Arnold Jablon, Director /ZADM



## Petition for Reclassification to the Board of Appeals of Baltimore County for the property located at 8204 BELAIR ROAD

This Petition shall be filed with the Office of Zoning Administration & Development Management.  
The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an DR-5.5 zone to an BM zone, for the reasons given in the attached statement; and (2) for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for:

and (3) for the reasons given in the attached statement, a variance from the following sections of the Zoning Regulations of Baltimore County:

Property is to be posted and advertised as prescribed by Zoning Regulations.  
I, or we, agree to pay expenses of above Special Exception advertising, posting, etc. upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchase Agent  
WHITE MARSH DINNER THEATRE, INC.  
KENNETH C. NOHE

Signature: Kenneth C. Nohe

231 DEERFOX LANE

TIMONIUM, MD 21093

Drake C. Zaharris

Signature: Drake C. Zaharris

Suite 1200, 401 Wash Ave 821-6550

Signature: Judson H. Lipowitz

I/we do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s)  
Signature: Richard S. Greene

Signature: Robert O. Schuetz

Signature: Judson H. Lipowitz

Signature: Drake C. Zaharris

Signature: Kenneth C. Nohe

Signature: Drake C. Zaharris

Signature: Judson H. Lipowitz

Signature: Kenneth C. Nohe

Signature: Drake C. Zaharris

Signature: Judson H. Lipowitz

Signature: Kenneth C. Nohe

R-94-144

#### CYCLE ZONING RECLASSIFICATION

for the property located at 8204 Belair Road, Baltimore County, Maryland. Petition based on a Change/Mistake.

There has been a substantial change in the character of the neighborhood and the zoning should have been changed from DR 5.5 to BM during the last Comprehensive Zoning cycle.

The subject property is surrounded by State Roads. The subject property is bounded by route 43 (White Marsh Blvd.) on the south, north and west by the exit ramp to route 43 and Belair Road on the east. It is one of 4.5 acres, the rest of which is already zoned BM.

DR 5.5 zoning is no longer appropriate. The subject property is land locked and should have been rezoned from DR 5.5 to BM during the regular comprehensive zoning cycle.

Kenneth C. Nohe  
White Marsh Dinner Theatre Inc.  
8204 Belair Road  
Baltimore, Maryland 21236  
(410) 560-2534

August 31, 1993

#### PROPERTY DESCRIPTION

WHITE MARSH DINNER THEATRE  
DESCRIPTION OF PROPERTY TO BE RECLASSIFIED  
(DESCRIPTION FOR ZONING PURPOSES ONLY)  
STATE OF MARYLAND  
STATE HIGHWAY ADMINISTRATION EXTRA LAND

Beginning at a point on the northerly right-of-way of White Marsh Boulevard (Maryland State Route 43) 1300 feet, more or less, in a southwesterly direction from the centerline of the intersection of Belair Road (U.S. Route 1) and Stillmeadow Road, running the following six (6) courses and distances:

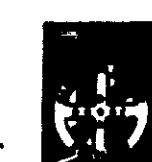
1. Binding upon the northerly right-of-way of Maryland State Route 43, North 61°44'30" West 68.60 feet, more or less, to a point; thence,
2. North 69°42'02" West 167.30 feet, more or less, to a point; thence,
3. North 75°07'00" West 150.23 feet, more or less, to intersect the right-of-way of Ramp "A" (as shown on Maryland State Highway Administration Right-of-Way Plat Nos. 50136 and 50137); thence binding upon said right-of-way,
4. North 29°32'49" West 52.45 feet, more or less, to a point; thence,
5. North 26°37'21" East 107.82 feet, more or less, to a point intersecting a zoning line as shown on the 1992 Comprehensive Zoning Map N.E. 8-F as adopted by the Baltimore County Council, October 15, 1992; thence,
6. Running with said zoning line South 51°26'10" East 434.93 feet to the point of beginning.

Containing 0.61 acres of land, more or less, located in Election District 14. Being of a part of Maryland State Highway Administration Extra Land Parcels Nos. 74579 and 74578 as referenced to on Maryland State Highway Administration Department of Transportation Right-of-Way Plat No. 49158.



#### CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY R-94-144 Towson, Maryland

District: 14 Date of Posting: 8/31/93  
Posted for: White Marsh Dinner Theatre, Inc.  
Petitioner: White Marsh Dinner Theatre, Inc.  
Location of property: 8204 Belair Road, Baltimore, MD 21236  
Location of Signs: Property, roadways, on property, busy, etc.  
Remarks:  
Posted by: M. J. J. J. Date of return: 7/1/94  
Number of Signs: 1



Baltimore County  
Zoning Administration &  
Development Management  
111 West Chesapeake Avenue  
Towson, Maryland 21204

#4- CYCLE II receipt  
R-94-144  
Account: R 001 615  
Number: 156

Date: 8/31/93

CODE 072 RECLASS PETITION \$ 500.00

OWNER RICHARD S. GREEN

LOC. 8204 BELAIR RD.

N. SIDE OF WHITEMARSH BLVD. 1300FT SW FROM

CENTERLINE OF INTERSECTION OF BELAIR RD AND STILLMEADOW RD.

DR-5.5 TO B.M.

0340380163MTCMRC

Please Make Checks Payable To: Baltimore County

\$500.00

WHITE MARSH DINNIN THEATRE, INC.  
 (:107 882-0060)  
 8204 BELAIR ROAD  
 BALTIMORE, MARYLAND 21236

PAY TO THE ORDER OF Baltimore County Maryland

\$ 638.77

Six hundred thirty eight dollars & 77/100

FOR Don Nohr

\*001600\* \*052000143\* 179=8007 5\* \*00000053877\*

Publication of this document is  
 the property of the Federal Bureau of Investigation  
 and is loaned to your agency.

111 West Chesapeake Avenue  
 Towson, MD 21204

44-3887-1551

1980 APR 11 10 45

Kenneth C. Baker  
 470 Inverly Lane  
 Timonium, Maryland 21088

RE: PAYMENT OF PRINTING AND ADVERTISING COSTS OF A  
 B-64-144

Dear Mr. Baker:

Copy Reclamation Petitions are required to be bearing attached to the original  
 add, one-half page in size and bearing of four separate newspapers, obtained a  
 listing of all the relevant petitions of the year. The newspapers have listed the  
 County \$1,010.05. This amount is charged to the petitioner, having been added  
 among them.

Posting cost of \$10.00 and your share of the advertising charges of \$10.00 for a  
 total of \$20.00, as from the year 1979, shall be made payable to  
 "Baltimore County, Maryland" and immediately mailed to this office. The original copy  
 and post must be returned to Federal Administration by the day of the hearing.

An individual at your location will be approximately one week before the  
 scheduled hearing date. Billing for the services of the post company will come  
 from and should be remitted directly to the newspaper.

Please be further advised that non-payment of fees will stay the issuance of the  
 order.

If you may contact Peter Stephens at

T/C 4/29/79 to Baker  
 the payment is made  
 on 4/29/79. There will be  
 advised her of payment of fees  
 T/C 4/29/79 to Baker  
 your signature  
 date 4/29/79  
 signature

JIM CARLSON  
 BOSTON

NOTICE OF HEARING


CASE NUMBER: R-94-144  
8204 Belair Road  
NW/S Belair Road, corner NE/S White Marsh Boulevard  
14th Election District - 6th Councilmanic  
Property Owner: State Highway Administration  
Contract Purchaser: White Marsh Dinner Theatre, Inc.

Petition to reclassify the property's zoning from D.R.5.5 to B.M.

HEARING: WEDNESDAY, APRIL 20, 1994 at 10:00 a.m.

LOCATION: COUNTY COURTHOUSE, ROOM 48  
400 WASHINGTON AVENUE  
TOWSON, MARYLAND 21204

WILLIAM T. HACKETT, CHAIRMAN  
COUNTY BOARD OF APPEALS

 County Board of Appeals of Baltimore County  
OLD COURTHOUSE, ROOM 49  
400 WASHINGTON AVENUE  
TOWSON, MARYLAND 21204  
(410) 887-3180

OCTOBER 21, 1993

## NOTICE OF HEARING

CASE NUMBER: R-94-144  
8204 Belair Road  
NW/S Belair Road, corner NE/S White Marsh Boulevard  
14th Election District - 6th Councilmanic  
Property Owner: State Highway Administration  
Contract Purchaser: White Marsh Dinner Theatre, Inc.

Petition to reclassify the property's zoning from D.R.5.5 to B.M.

HEARING: WEDNESDAY, APRIL 20, 1994 at 10:00 a.m.

LOCATION: COUNTY COURTHOUSE, ROOM 48  
400 WASHINGTON AVENUE  
TOWSON, MARYLAND 21204

cc: Richard S. Greene/State Highway Administration  
White Marsh Dinner Theatre, Inc.  
Drake C. Zaharris, Esq.

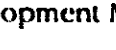
Connie Fronden - isg -

RECEIVED  
COUNTY BOARD OF APPEALS  
99 OCT 19 PM 1:31

*Kathy W.*

Baltimore County Government  
Office of Zoning Administration  
and Development Management

COUNTY CLERK  
94 APR 11 AM 10:28



111 West Chesapeake Avenue  
Towson, MD 21204

April 8, 1994

(410) 887-3353

Drake Zaharris, Esquire  
Suite 1200  
401 Washington Avenue  
Towson, Maryland 21204

RE: Item No. 4  
Case No. R-94-144  
Petitioner: White Marsh Dinner Theatre, Incorporated  
Reclassification Petition


Dear Mr. Zaharris:

This reclassification petition has been timely filed with the Board of Appeals for a public hearing within the October-April reclassification cycle (Cycle II). It has been reviewed by the zoning office as to form and content and has also been reviewed by the Zoning Plans Advisory Committee. The review and enclosed comments from the Committee are intended to provide you and the Board of Appeals with an insight as to possible conflicts or problems that could arise from the requested reclassification or uses and improvements that may be specified as part of the request. They are not intended to indicate the appropriateness of the zoning action requested.

If it has been suggested that the petition forms, descriptions, briefs, and/or the site plans be seconded so as to reflect better current and/or the zoning regulations and/or commenting agencies' standards and policies, you are requested to review these comments, make your own judgment as to their accuracy and submit the necessary amendments and appropriate fee to this office on or before May 6, 1993. In the event that any requested amendments are not received prior to this date, the petition will be advertised as originally submitted.

In view of the fact that the submitted site plan does not indicate a proposed use at this time, the comments from this Committee are general in nature. If the request is granted and an additional hearing is required at a later date, more detailed comments will be submitted at that time.

Baltimore County Government  
Department of Permits and Licenses



111 West Chesapeake Avenue  
Towson, MD 21204

OCTOBER 25, 1993

(410) 887-3610

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204

ZONING AGENDA: OCTOBER, 1993 - APRIL, 1994

Owner: J.F.O. Holding Corporation & Josephine Owings Grinnings  
Location: \*1838-1850 Reisterstown Road  
Item No.: 81, Cycle II

Owner: Harford Joint Venture  
Location: Monkton Centre  
Item No.: Item #2, Cycle II

Owner: The Prosser Company, Inc.  
Location: 12107 & 12109 Long Green Pike and 5328 Glen Arm Road  
Item No.: Item #3, Cycle II)

Owner: State Highway Administration  
Location: 8204 Belair Road  
Item No.: Item #4, Cycle II

Owner: Beachwood II Limited Partnership & Signal Dev. Corp.  
Location: Beachwood  
Item No.: Item #5, Cycle II

**Gentlemen:**

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

Approved Robert P. Sweeney/K.K.  
Fire Prevention Bureau



BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Administration and Development Management  
DATE: October 22, 1993

FROM: Robert S. Baillie, Senior Engineer  
Development Plan Section

RE: Zoning Advisory Committee Meeting  
for Zoning Reclassification Cycle II  
October 1993 - April 1994

The Development Plan Review Section has reviewed the subject zoning items and we have no comments for Item 4.

Item 1 is subject to Baltimore County Development Regulations and State Highway Administration approval.

Item 2 is subject to the Baltimore County Development Regulations.

Item 3 must comply with Division 2 of the Baltimore County Development Regulations.

For Item 4, please see our comments on the Beachwood Estates subdivision. In addition, major intersection improvements at Morse Lane and Route 151 will be required.

RMB:2

SHA Maryland Department of Transportation  
State Highway Administration

August 31, 1993

Kenneth C. Nohe is authorized to submit the reclassification.

Richard S. Greene  
Real Estate Officer  
Real Estate Sales

My telephone number is 440-333-1450

Typewriter for Impaired Hearing or Speech  
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5082 Statewide Toll Free  
707 North Calvert St., Baltimore, Maryland 21203-0717



County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49  
400 WASHINGTON AVENUE  
TOWSON, MARYLAND 21204  
(410) 887-3180

August 4, 1994

Constance M. Fronden, Esquire  
Drake C. Zaharris, Esquire  
Suite 1200, 401 Washington Avenue  
Towson, MD 21204

RE: Case No. R-94-144  
State Highway Administration  
White Marsh Dinner Theatre

Dear Counsel:

As no further appeals have been taken regarding the subject matter, we have closed the file and returned same to the Office of Zoning Administration and Development Management, along with any exhibits entered in this matter. The Zoning Office maintains the permanent file.

Anyone interested in either the file or the exhibits is advised to contact Owen Stephens in Zoning Administration at 887-3391 immediately upon receipt of this letter. By copy of this letter, all parties of record that may have an interest in this file have been notified.

Sincerely,

Charlotte E. Radcliffe

Charlotte E. Radcliffe  
Legal Secretary

cc: Richard S. Greene  
Kenneth C. Nohe  
James Earl Kraft  
People's Counsel for Baltimore County  
Docket Clerk /ZADM  
Arnold Jablon, Director /ZADM

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on Recycled Paper

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Administration &  
Development Management  
DATE: August 4, 1994

FROM: Charlotte E. Radcliffe  
County Board of Appeals

SUBJECT: Closed File: Case No. R-94-144  
STATE HIGHWAY ADMINISTRATION  
WHITE MARSH DINNER THEATRE  
District 14C6

As no further appeals have been taken regarding the subject case, we are closing the file and returning same to you herewith.

Attachment

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY  
MINUTES OF DELIBERATION

IN THE MATTER OF: White Marsh Dinner Theatre, Inc.  
/State Highway Administration  
Case No. R-94-144

DATE: April 20, 1994 /upon conclusion of hearing

BOARD /PANEL: William T. Hackett, Chairman (WTH)  
Robert O. Schuetz (ROS)  
Judson H. Lipowitz (JHL)

SECRETARY: Kathleen C. Weidenhammer  
Administrative Assistant

- Opening statements by Chairman Hackett

Those present included Constance M. Fronden, Esquire, and Drake C. Zaharris, Esquire, Counsel for Petitioner; Peter Max Zimmerman, People's Counsel for Baltimore County; and Carole S. Demilio, Deputy People's Counsel.

Purpose --to deliberate issues and matter of petition for reclassification filed before the Board; testimony and evidence taken this date; written Opinion and Order to be issued by Board setting forth written findings of fact.

WTH: Reviewed evidence and testimony submitted; sees no practical use for property kept in D.R. 5.5; no change will result if the .6 acre is added to existing B.M. land already in B.M. use; no other use for property; landlocked between B.M. and ramp south of site; believes that D.R. 5.5 zoning afforded on maps is in error and that B.M. zoning abutting it and to which this will be attached is more reasonable zoning.

Petitioner proved error; reclassification should be granted.

Petition should be granted; from D.R. 5.5 to B.M.

JHL: Upon review of testimony and evidence, would also grant; property is isolated among highways (White Marsh Boulevard, ramps, etc.); privately-owned properties in area are mostly commercial (restaurants, B.J.'s Warehouse, etc.); clearly indicates that residential zoning is not appropriate; puzzled why error was the primary strategy rather than change; however, will issue opinion and order citing error based on testimony and evidence presented and considered by Board.

Petitioner has proved error; would grant requested

Minutes of Deliberation /White Marsh Dinner Theatre R-94-144

reclassification.

Petition for Reclassification from D.R. 5.5 to B.M. should be granted.

ROS: Based on review and consideration of exhibits, testimony, etc., would concur with comments made by other board members; also is puzzled as to why error was pursued as reason rather than change; discussed timing of the completion of Route 43 and subsequently the relaxation of the slope easement as possible error; could also be change. Would grant reclassification from residential to B.M., citing error, based upon evidence and testimony presented.

Upon review and consideration of testimony and evidence, petition should be granted.

Reclassification to B.M. should be granted.

Closing statement by Chairman Hackett; Petition will be GRANTED; written opinion and order to be issued by the Board reflecting that decision; appellate period to run from date of that written Opinion and Order.

Respectfully submitted,

Kathleen C. Weidenhammer  
Administrative Assistant

Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

March 28, 1994

(410) 887-3353

Mr. Kenneth C. Nohe  
8204 Belair Road  
Baltimore, MD 21236

Subject: APPROVED LIMITED EXEMPTION DEVELOPMENT PLAN - Signed 3/25/94  
ZADM Project No. XIV-330

Dear Mr. Nohe:

Enclosed you will find a copy of the approved, signed Development Plan for your files on the above referenced project. Please note that one (1) additional copy is being forwarded to the engineer to be used as a PWA mark-up plan, if applicable, showing all required Public Works Improvements.

This development proposal may be further processed in accordance with the following:

- An introductory meeting may be scheduled through this office to establish time frames for the submission, review and approval of all Phase II plans.
- A certified or cashier's check in the amount of \$4,354.00, made payable to Baltimore County, MD, must be forwarded to this office to cover processing of the Public Works Agreement and processing of construction and right-of-way drawings up to the contract phase.
- A Public Works Agreement (PWA) must be prepared by your consultant in accordance with the Baltimore County PWA Procedures Manual. This manual and related forms will be distributed at the Introductory Meeting or may be obtained by contacting this office. Refer to this manual for PWA submittal requirements. ~~Incomplete submittals will not be accepted.~~ Note that a certified or cashier's check for \$300 must be submitted along with the PWA to cover right of way title search fees.
- Upon execution of the Public Works Agreement, the Final Plat may be processed for recording.
- Upon execution of the Public Works Agreement and approval of sediment control and storm water management plans, grading permits and building permits may be considered for release by this office.
- Upon approval of sediment control and storm water management plans, grading permits and building permits may be considered for release by this office.

Printed with Soybean Ink  
on Recycled Paper

Kenneth C. Nohe  
p. 2  
3/28/94

Should you have any questions, please do not hesitate to contact our office.

Respectfully,

Kurt A. Kugelberg  
Kurt A. Kugelberg, Project Manager  
Development Management

Attachment - 1 Plan

c: (2) D.S. Thaler & Associates, Inc.  
7115 Ambassador Rd  
Baltimore, MD 21244  
(1) Dept of Recreation and Parks  
(2) Dept of Env. Pro. & Res. Mgt  
(1) DPR - Development Plan Review  
(2) ZADM - File  
Susan Wimbley, Plan Coordinator  
Carol Brown, Data Processing

Long

THALER / NOHE

SHORT

Development

Refinement

Plan Correction

Extension

Material Amendment

Non-material Amendment

Other

Paragraph options:

CIRCLE CHOICES

1

2

3

4

5

6

7

8

9

10

11

12

Other instructions:

CERTBUCK/ZADM/TXTGL

BALTIMORE COUNTY

1988 COMPREHENSIVE ZONING MAP ISSUES

Sheet: 07/14/98

Sheet: 5

NO.	ADDRESS, OWNER, PETITIONER, COMMENTARY OR PLACE NAME	LOCATION	TOTAL ACRES	EXISTING ZONING	PROPOSED ZONING	PLAN NO.	COUNTY COUNCIL DECISION	COMMENTS
6-033	Bellie Dugan	Bottom Carney & Miller Rd 220' W of 2nd Ave (9300) Carney Rd	0.32	DR 5.5	DR 5.5	0.32		
6-034	B.R.I. Inc. by John & Susan Jr. Pres.	W Side of Ridge Rd S of I-95	3.50	DR 5.5	ML-1M	DR 3.5		Part of Issue 6-197
6-035	Randall & McManis	W Side of Lillian Holt Dr NE of I-95 (7620 Lillian Holt Dr)	2.50	DR-16	DR-16	2.50		Part of Issue 6-185
6-036	Wayne D. Bayman	S Side of Joppe Rd 200' S of Scotts Haven Dr (3525 S Joppe Rd)	0.25	DR 5.5	DR 5.5	0.25		See Issues 6-047, 6-056, 6-150
6-037	Alit Development Corp by Timothy & Beorn	S Side of Joppe Rd 400' S of Jumper La	2.09	DR 5.5	DR 5.5	2.09		
6-038	Konstantin Uchack	W Side of Belair Rd 1500' W of Betty Hill Ave (2218 Belair Rd)	1.05	DR 5.5	DR 5.5	1.05		See Issue 6-090
6-039	Executive Auto by Paul D. Baker	S Side of Fort Rd 400' S of Long Green Pkwy	2.60	RC 2	RC 2	1.60		Request amended from DR 2.6ac, 5/4/98

R-94-144

WEDNESDAY, SEPTEMBER 1, 1993

BUSINESS

THE DAILY RECORD 5

### Sears Plans Stand-Alone Furniture Store in White Marsh, First in Mid-Atlantic

BY MICHAEL RUSY  
Special to The Daily Record

Officials for the Chicago-based Sears, Roebuck and Co. are planning a four-story parcel in White Marsh for a Sears HomeStyle Furniture Store, the first in the mid-Atlantic region.

The estimated \$4 million, 40,000-square-foot facility, proposed on the property now occupied by the White Marsh Plaza Shopping Center, would be one of the nation's largest furniture retailers in the mid-Atlantic region.

Since 1989, Sears has been reentering the furniture department from its home stores and creating new furniture outlets as either freestanding facilities or part of the full-line stores in malls.

So far, about 12 HomeStyle Furniture Stores are open across the country, with more than 20 in California, also in the Chicago area, and one in Texas and Florida, and in other major metropolitan centers.

The store would be part of Sears' aggressive campaign to have 200 HomeStyle Furniture Stores in place by 1997, making the retailer's status as the country's largest seller of furniture.

Because the Sears project is still in the early stages, no target date has been set for a future ground breaking or opening, but the store is expected to be under way by late 1994.

"We will be moving very quickly," said Alan Hock, Sears' vice president of engineering and construction, the local lead planning and civil engineering firm which is preparing the drawings. "We hope to submit a plan to the city as soon as we can and have some of the planning and civil engineering work done by the time the city council meets."

At the same time that Sears is seeking approval for the store, it will be looking for a site to build the store.

These stores have been successful because they are attractive and easy to get around in.

SHANE SPOKESMAN  
CHIEF REPORTER

Generally, a Sears HomeStyle Furniture Store averages about 25,000 square feet, but can be as large as 40,000 square feet, Hock said. The four-story store would be a significant addition to the White Marsh area.

Local planner Hock told County Board members that the store would be a "well-designed building" and that it would be a "well-designed building" for the area.

In metropolitan areas, a Sears HomeStyle Furniture Store usually serves the same market as two or three full-line furniture stores. The marketing concept takes out the furniture department, which usually accounts for about 7,000 square feet of these full-line stores, and gives the space to appliances or other departments.

Sears currently has 15 full-line stores in Maryland. Two stores are within the metropolitan area of the White Marsh Mall, European Mall, White Marsh Mall, Cherry Square Mall, and in Glen Burnie.

### Southwest

CONTINUED FROM PAGE 7

When Maryland National Found Out What They Could Save With Gas Cooling They Showed A Lot Of Interest.

How did Maryland National bank \$46,800 a year in energy savings? First, they took advantage of BGE's Natural Gas Cooling Program.

PARKS, HANSEN, DITCH & ZAHARRIS

A PROFESSIONAL ASSOCIATION

SUITE 1200  
401 WASHINGTON AVENUE  
TOWSON, MARYLAND 21204-4807

(410) 821-6350  
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April 20, 1994

Mr. William T. Hackett, Chairman  
Baltimore County Board of Appeals  
Courthouse  
Towson, Maryland 21204

Re: Reclassification Petition of  
White Marsh Dinner Theatre, Inc.  
Case No. R-94-144  
Cycle II, Item 4

Dear Mr. Hackett:

Could you please enter the additional appearance of Constance M. Fronden as counsel for the Petitioner, White Marsh Dinner Theatre, Inc., in the above referenced matter.

Thank you for your cooperation.

Very truly yours,  
Constance M. Fronden  
Constance M. Fronden  
Parks, Hansen, Ditch & Zaharris  
401 Washington Avenue  
Suite 1200  
Towson, Maryland 21204-4807  
(410) 821-6350

cc: Peter Max Zimmerman, People's Counsel

8217-93 55

### D. S. THALER & ASSOCIATES, INC.

7115 AMBASSADOR ROAD • BALTIMORE, MARYLAND 21244  
(410) 944-ENGR • (410) 944-3647 • FAX: (410) 944-3684

Date: October 08, 1993

To: Baltimore County, Maryland  
ZADM  
Zoning Office

Re: White Marsh Dinner Theatre, Inc.  
R-94-144

Attention: Ms. Sophie Jennings

Gentlemen:

☒ We are submitting  
☐ We are forwarding  
☐ We are returning  
☐ We request

☒ Herewith  
☐ Under Separate Cover

No.	Description
12	Copies of site plan

RECEIVED  
OCT 12 1993  
ZADM

Remarks: [Signature] [Signature] per your instructions.

In accordance with your request  
☐ For your review  
☒ For processing  
☐ Plans reviewed and accepted  
☐ Plans reviewed and accepted as noted  
☐ For revision by you

For your use  
☐ Please call when ready  
☐ Please return to this office  
☐ Approval requested  
☐ Conference requested at your convenience

For further information, please contact the writer at this office

CC: Me  
Enclosure [Signature]  
Kathleen Perez-Chaves

Report by the  
Baltimore County Planning Board  
to the  
Baltimore County Board of Appeals

## ZONING RECLASSIFICATION PETITIONS

Cycle II, 1994  
January 31, 1993/94

Seal of Baltimore County

Seal of Baltimore County



